

August 15, 2016

Mr. Lee Joffre, Superintendent  
Italy Independent School District  
300 South College Street  
Italy, Texas 76651

Re: Board of Trustees Vote on Construction Manager At-Risk Construction Cost  
Gross Max Price from John W. Erwin General Contractor, Inc. at the August 9,  
2016 Board Meeting

Lee,

The Board of Trustees of Italy I.S.D. has approved the Gross Max Price from John W. Erwin General Contractor, Inc., Construction Manager At-Risk for the construction of the Italy I.S.D. 2015 Bond Program Phase I Projects.

The approval of the GMP numbers for the Phase I Projects increased the original budget numbers for the Phase I Projects. The Architectural/Engineering fees were calculated on the original numbers based on the Bond Program. These A/E fee numbers need to be adjusted to reflect the GMP Construction Cost accepted by the Board of Trustees. See the attached letter of May 23, 2016 addressed to Mr. Jaime Velasco, former Superintendent, regarding the fee adjustment. Also see the attached FEE SCHEDULE FOR PHASE I from June 22, 2015 that we have been using to bill our fees. The A/E fee adjustment is as follows:

#### STAFFORD ELEMENTARY ADDITIONS

June 22, 2015	Project Construction Budget	\$4,629,630.00
August 9, 2016	GMP Construction Budget	\$5,083,611.00
	Less VE	(\$87,716.00)
Subtotal		\$4,995,835.00
	Less Contingencies	(\$280,000.00)
Total GMP Construction Cost		\$4,715,835.00

#### FOOTBALL FIELD, TRACK AND BLEACHERS

June 22, 2015	Project Construction Budget	\$2,169,811.33
August 9, 2016	GMP Construction Budget	\$3,425,527.00
	Less VE	(\$93,910.00)
Total GMP Construction Cost		\$3,331,617.00

#### VO-AG BUILDING

June 22, 2015	Project Construction Budget	\$648,148.15
August 9, 2016	GMP Construction Budget	\$687,502.00

Page 1 of 2

# Architects Rabe + Partners

The REVISED FEE SCHEDULES for each Project are included in the attached Invoices. The Phase I Contingency in the amount of \$280,000.00 will be bill by the A/E team as Italy I.S.D. commits funds to a Project. The A/E fee for the money committed will be at the same percentage as the A/E billed for that Project.

Sincerely,



Dale Rabe, AIA, NCARB

c.c.: Henry Lind – Italy I.S.D.

Enclosures: As stated

# Architects Rabe + Partners

May 23, 2016

Mr. Jaime Velasco, Superintendent  
Italy Independent School District  
300 South College Street  
Italy, Texas 76651

Re: Board of Trustees Acceptance of a Revised CMAR Construction Estimate on  
May 16, 2016 Board Meeting

Jaime,

Last Monday night the Board of Trustees approved the revised CMAR construction estimate and instructed the Architects and Engineers to complete the Construction Documents and provide them to the Construction Manager At-Risk, John W. Erwin General Contractor Inc., for receiving proposals from contractors. The approved numbers are as follows:

<b>Stafford Elementary</b>	\$5,357,442.00
<b>Vo-Ag Building</b>	\$721,595.00
<b>Track and Football Field</b>	\$3,321,996.00
<b>Subtotal</b>	\$9,401,033.00
<b>Less 10% Bidding Savings</b>	(\$941,103.00)
<b>Total</b>	\$8,459,930.00
<b>Owner's Contingency Allowance</b>	(\$207,484.00)
<b>Contractor's Contingency Allowance</b>	(\$51,871.00)
<b>Construction Amount</b>	\$8,200,575.00
<b>Phase I Bond Money</b>	\$8,500,000.00

These numbers are not the CMAR's GMP (gross max price) which will not be received until after the contractors' proposals are received.

Please note that the Architectural/Engineering fees have been billed on a separate set of numbers. On acceptance of the CMAR's GMP, the Architectural/Engineering fee totals will be adjusted to reflect the GMP construction cost accepted by the Board of Trustees (please see the A/E fee schedule for phase I dated Jun 22, 2015). We have been billing A/E fees based on a \$7,447,589.48 construction cost.

I am sure the Board of Trustees will take into account all of these numbers when negotiating the CMAR's gross max price for the construction of the projects for the

Page 1 of 2

Architects  
Rabe +  
Partners

Italy IS.D. 2015 Bond Program. We will be working as a team together to get the construction of these Projects underway as quickly as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Rabe". The signature is fluid and cursive, with the first name "Dale" and last name "Rabe" clearly distinguishable.

Dale Rabe, AIA, NCARB

Enclosure: As stated



June 22, 2015

FEE SCHEDULE FOR PHASE I

ITALY INDEPENDENT SCHOOL DISTRICT 2015 BOND PROGRAM  
ITALY, TEXAS

STAFFORD ELEMENTARY ADDITIONS

Project Budget = \$5,000,000.00 with A/E Fee @ 8% of Construction Cost of  
\$4,629,630.00 = \$370,370.00

Schematic Design Phase	15%	\$55,555.50
Design Development Phase	20%	\$74,074.00
Construction Document Phase	40%	\$148,148.00
Bidding/Proposal Phase	5%	\$18,518.50
Site Observation Phase	20%	\$74,074.00
<b>TOTAL</b>	<b>100%</b>	<b>\$370,370.00</b>
Master Planning Credit		(\$17,000.00)

FOOTBALL FIELD, TRACK, AND BLEACHERS

Project Budget = \$2,300,000.00 with A/E Fee @ 6% of Construction Cost of  
\$2,169,811.33 = \$130,188.67

Schematic Design Phase	15%	\$19,528.30
Design Development Phase	20%	\$26,037.73
Construction Document Phase	40%	\$52,075.47
Bidding/Proposal Phase	5%	\$6,509.44
Site Observation Phase	20%	\$26,037.73
<b>TOTAL</b>	<b>100%</b>	<b>\$130,188.67</b>
Master Planning Credit		(\$1,444.44)

VO-AG BUILDING

Project Budget = \$700,000.00 with A/E Fee @ 8% of Construction Cost of  
\$648,148.15 = \$51,851.85

Schematic Design Phase	15%	\$7,777.78
Design Development Phase	20%	\$10,370.37
Construction Document Phase	40%	\$20,740.74
Bidding/Proposal Phase	5%	\$2,592.59
Site Observation Phase	20%	\$10,370.37
<b>TOTAL</b>	<b>100%</b>	<b>\$51,851.85</b>
Master Planning Credit		(\$1,444.44)

The Phase I Contingency of \$500,000.00 will be billed by the A/E team as Italy I.S.D. commits the funds to a Project. The A/E fee for the money committed will be at the same percentage as the A/E Billed for that Project.

Dale Rabe, AIA, NCARB